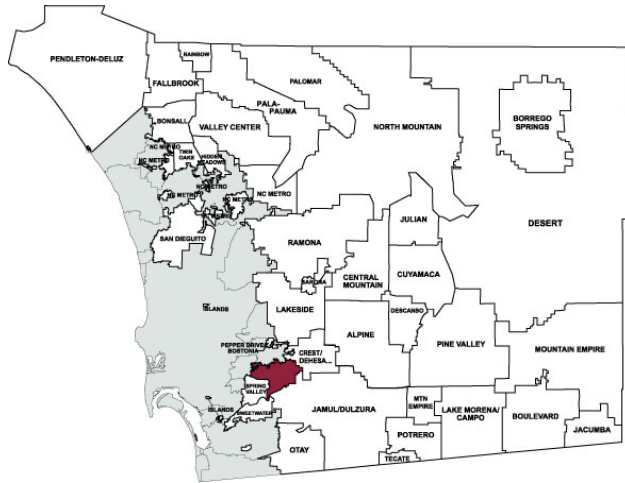


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

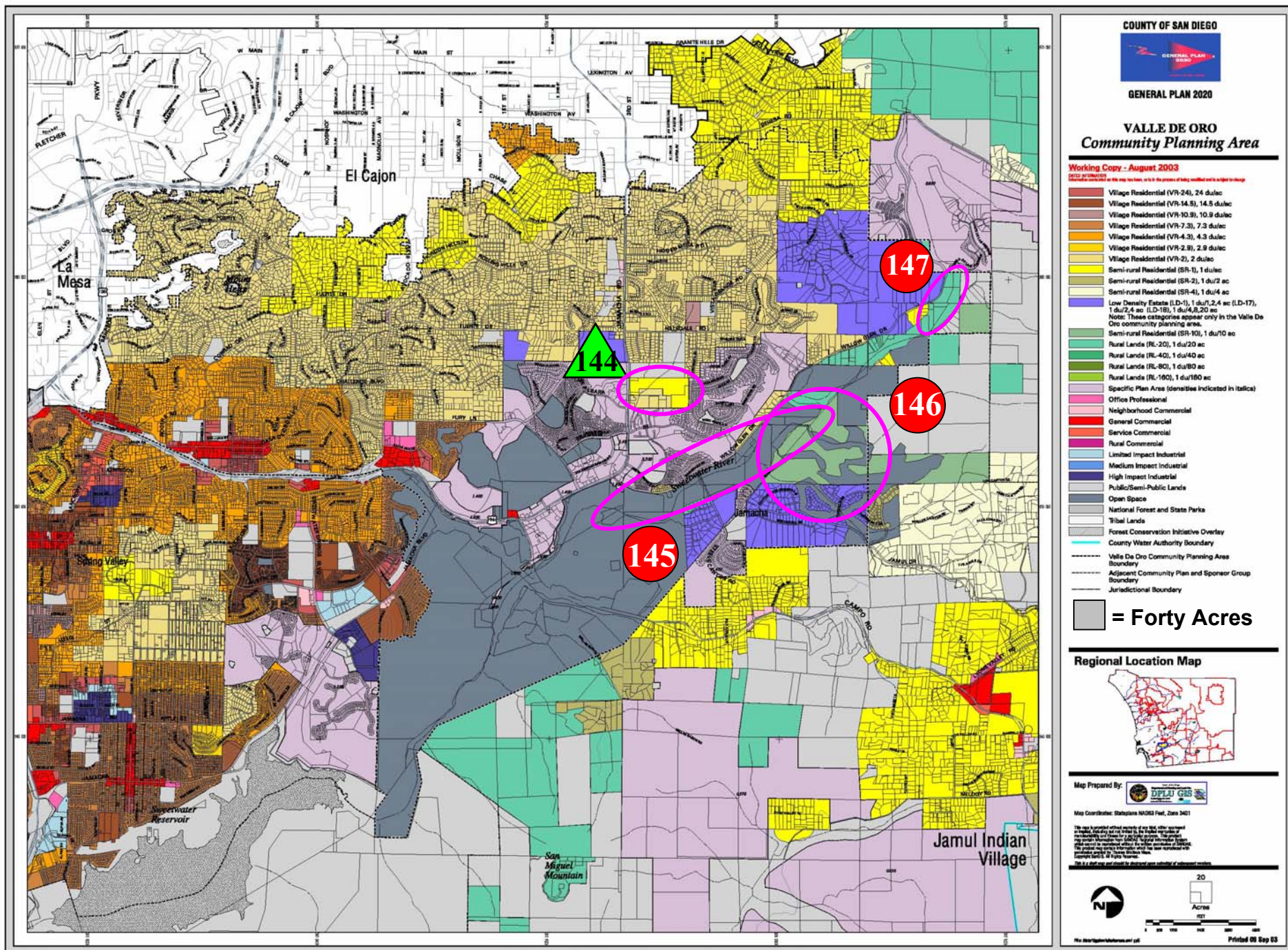
VALLE DE ORO



Valle De Oro had six properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral meets the GP2020 concepts and planning principles.
- 3 referrals do not meet the GP2020 concepts and planning principles.

All three referrals staff disagrees with are for reasons of consistency throughout the GP2020 framework and land use map. One referral is a golf course. Golf courses are designated as Open Space. Another referral is entirely within the floodplain of the Sweetwater River. Floodplains of rivers are designated at Rural Lands densities. The other referral property is an operating ranch. The one dwelling unit per ten acres density is consistent with the use. Only partial interest of the ranch property is asking for higher density. The other partial interest and the Planning Group agree with the density applied to the Working Copy map. The community is generally either built, preserved or in a specific plan area.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

| REF | PROPERTY | DENSITY RECOMMENDATIONS | | STAFF RATIONALE |
|-----|--|---|---|--|
| 144 | <p><i>William Schwartz (representing John and Terry Lamp)</i></p> <p>Inside CWA boundary. Located in the eastern portion of the plan area.</p> <ul style="list-style-type: none"> • 49 acres • Existing General Plan: 1 du/10 acres | <p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/acre</u></p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Neighboring densities are generally at least 1 du/acre • <i>Reduce public costs and Locate growth near infrastructure, services and jobs</i> - all are available to site |
| 145 | <p><i>Lee Vance (representing Cottonwood Golf Course)</i></p> <p>Inside CWA boundary. Located southeast of Jamacha Road, Willow Glen Drive (in and along the Sweetwater River). Pipelined PAA</p> <ul style="list-style-type: none"> • 297 acres • Existing General Plan: Impact Sensitive 1 du/4,8,20 acres | <p><u>GP2020 Working Copy:</u> Public/Semi-Public and Preserve Land (no density designated)</p> <p><u>Referral Request:</u> Add to the Rancho San Diego Specific Plan area—add 300 dwelling units to the existing Rancho San Diego Specific Plan</p> <p><u>CPG/CSG:</u> Impact Sensitive: 1 du/4,8,20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> DISAGREE with Referral <u>Open Space</u> (area in golf course)</p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – assign designations consistently</i> <ul style="list-style-type: none"> · A golf course exists on the property today · Golf courses are designated as Open Space · Floodplains of rivers are designated at Rural Lands densities • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · In mapped floodplain for the Sweetwater River · In Sweetwater River Resource Conservation area |

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

| REF | PROPERTY | DENSITY RECOMMENDATIONS | | STAFF RATIONALE |
|-----|--|--|---|--|
| 146 | <p><i>Lee Vance</i></p> <p>Inside CWA boundary. Eastern central portion of plan area, adjacent to the Jamul/Dulzura plan area.</p> <ul style="list-style-type: none"> • 143.66 total acres • Existing General Plan: 1 du/10 acres | <p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> More discussion with staff to increase density</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: <u>1 du/10 acres</u></p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – assign designations consistently <ul style="list-style-type: none"> · Property under Williamson Act Contract · Current use is a ranch • Only partial interest in the property is requesting increase in density; the other partial interest in the property requests retaining the existing General Plan density of 1 du/10 acres (concurs with planning group and staff recommendation) • <i>Obtain a broad consensus</i> – incorporates preference of community planning group |
| 147 | <p><i>Jon Cloud</i></p> <p>Inside CWA boundary. Northeastern portion of plan area, adjacent to the Crest/Dehesa plan area.</p> <ul style="list-style-type: none"> • 34 acres • Existing General Plan: Impact Sensitive 1 du/4,8,20 acres | <p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre or 1 du/4 acres</p> <p><u>CPG/CSG:</u> Impact Sensitive: 1 du/4,8,20 acres</p> <p><u>Planning Commission:</u> 1 du/10 acres</p> | <p><u>County Staff:</u> DISAGREE with Referral Change to Rural Lands: <u>1 du/20 acres</u></p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – assign designations consistently <ul style="list-style-type: none"> · Floodplains of rivers are designated at Rural Lands densities • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · In mapped floodplain for the Sweetwater River · In Sweetwater River Resource Conservation area |